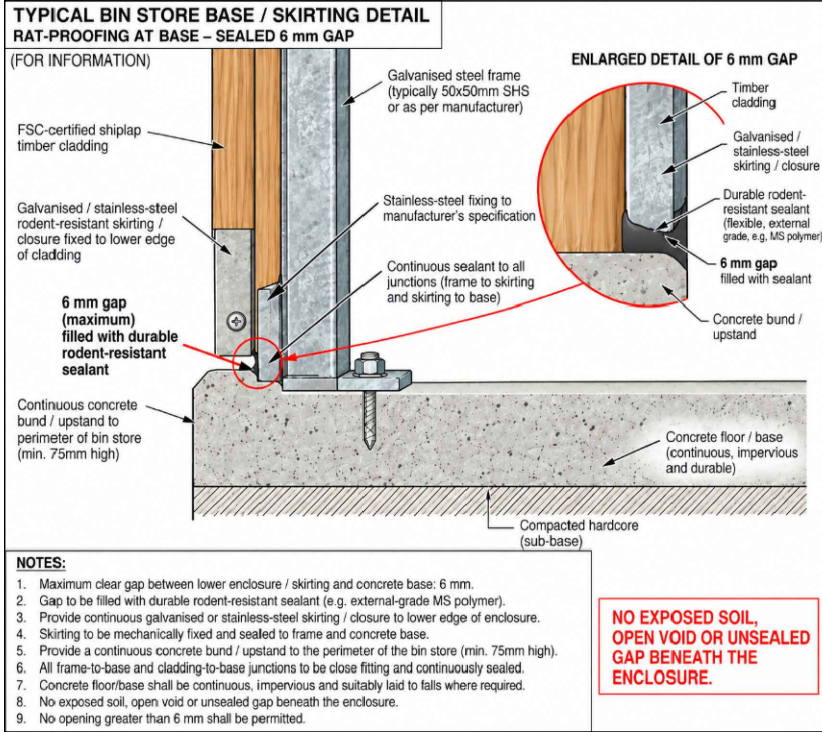




PROPOSED SINGLE DOOR BIN STORE PLAN



All dimensions, levels and existing site conditions shall be checked and verified on site prior to manufacture and installation. The location of all existing and proposed services shall be confirmed prior to commencement of works. The suitability of the existing/proposed concrete slab shall be confirmed prior to installation. Structural fixings and anchorage shall be in accordance with the manufacturer's recommendations and Structural Engineer's requirements.

- Bin store structural frame shall comprise galvanised steel suitable for external exposure
- External enclosure shall be clad with FSC-certified shipyard timber boarding
- Cut edges and exposed timber ends shall receive a suitable external-grade protective treatment
- Accessible lower sections of the enclosure shall be formed or protected with durable materials resistant to rodent gnawing
- Roof covering shall comprise profiled polycarbonate sheets fixed to the galvanised steel frame and laid to falls for positive drainage
- Provide close-fitting profile closures and/or metal flashings to profiled roof sheets, where ventilation is required, to provide corrosion-resistant metal vermin mesh, no unprotected opening greater than 6mm shall be permitted at eaves, abutments or roof junctions
- Provide all necessary flashings, trims, closures, gutters, outlets and rainwater downpipes
- Rainwater shall discharge to the approved drainage system
- Washdown gutters and drainage outlets shall be trapped and provided with secure rodent-resistant gratings or bar screens where required to prevent rodent access
- Sides adjacent to the existing building shall be positioned as close as practicable possible to the existing wall, subject to site tolerances, drainage and fitting requirements
- Any residual gap between the bin store and existing building shall be continuously closed with mechanically fixed stainless-steel/brushed stainless-steel flashing or other durable rodent-resistant closure, sealed to both constructions, no inaccessible open void shall remain
- Provide a continuous solid rodent-resistant perimeter upstand or closure at the base of the enclosure. All junctions between the concrete base, frame and cladding shall be close-fitting and continuously sealed, no opening greater than 6mm shall be permitted

Approximate overall dimensions 5100mm long x 2180mm deep x 2100/2250mm high

- Provide one close-fitting access door with suitable external-grade hinges, stops, handles, locking arrangement and associated ironmongery
- The 5100mm side adjacent to the existing building shall be positioned as close as practicable possible to the existing wall
- The 2180mm side shall incorporate the slope/profile indicated on the architectural drawings
- Provide a continuous impervious concrete floor/base coordinated with adjacent finished levels and drainage
- Access door shall close tightly against a solid rodent-resistant threshold, with clear gaps at the threshold, sills and head not exceeding 6mm

Approximate overall dimensions 5550mm long x 1400/1520mm deep x 2100/2250mm high

Provide four individual sliding doors across the full access elevation

Sliding doors shall be robust external-grade construction and include all required tracks, guides, stops, handles, locking arrangements and associated ironmongery

Provide solid rod-resistant restraints thresholds and close-fitting track/guide arrangements, tracks and guides shall not form open voids into or beneath the enclosure, clear gaps at thresholds, jams, bends and between overlapping door leaves shall not exceed 8mm

Provide a continuous impervious concrete floor/slab suitable for refuse storage and regular washdown, laid to suitable falls towards the drainage point

Provide a washdown gully coordinated with the proposed drainage system

Washdown gully shall be trapped and provided with a secure rod-resistant grating or barrier so that the drainage connection does not provide a direct open route into the enclosure

These details are provided to demonstrate the vermin-control measures for the residential and commercial bin stores in response to Planning Conditions 9 and 10. The construction shall prevent rodent access beneath or through the bin-store enclosure and shall allow the stores to be effectively cleaned and maintained.

- Bin stores shall be constructed on a continuous impervious concrete base, with no exposed soil, open voids or gap beneath the enclosure
- All frame-to-floor, wall-to-floor, wall-to-wall and wall-to-roof junctions shall be close fitting and fully sealed
- No exposed cavities or unprotected openings shall be permitted within or around the enclosure
- Doors and gates shall be robust, durable and resistant to rodent damage and shall close tightly against a solid threshold
- Maximum clear gap at door/gate thresholds, jambs and heads shall be 6mm
- Door and gate clearances shall be maintained at 6mm maximum throughout the life of the installation
- Sliding door tracks, guides and overlapping lambs shall be arranged so that they do not create an open path into the store, clear gaps at thresholds, jambs, heads and between overlapping lambs shall not exceed 6mm
- Provide secure locking arrangements and self-closing devices where appropriate
- All ventilation openings, where provided, shall be protected with securely fixed corrosion-resistant metal vermin mesh with maximum 6mm apertures
- Vermin mesh shall be mechanically fixed along its full perimeter with no unprotected edge gaps
- All service penetrations, including pipes, conduits and cables, shall be fully sealed using durable rodent-resistant materials
- Over sized service penetrations shall be closed with durable solid rodent-resistant material, soft sealant alone shall not be used to close large voids
- No holes, cavities or service penetrations shall remain unsealed
- Drainage outlets, channels and gullies shall be trapped, grated or otherwise protected to prevent rodent access
- Washdown gullies and drainage outlets shall be provided with secure rodent-resistant gratings or barriers, and drainage connections shall not provide a direct open route into the enclosure
- Construction shall prevent rodents gaining access beneath or through the enclosure, doors, ventilation openings, service penetrations, drainage openings or construction junctions

Concrete floor/base shall be continuous, impervious, durable and suitable for regular washing and refuse-storage use

Floor finish shall be readily cleanable and free from unsealed cracks, open joints or cavities capable of harbouring vermin

Floor shall be laid to suitable falls to drainage where required

Floor-to-wall/enclosure junctions shall be continuously sealed

The base of the enclosure shall have no exposed soil, open void or unsealed gap beneath or between the floor/base, structural frame and enclosure

- Structural frame: Galvanised steel
- External cladding: FSC-certified slip timber boarding
- Roof covering: Profiled polycarbonate roofing sheets (SAB-35)
- Floorbase: Continuous impervious concrete
- Door/gate construction: Durable external-grade construction incorporating rodent-resistant threshold and perimeter detailing
- Ventilation protection: Corrosion-resistant metal vermin mesh with maximum 6mm apertures
- Low edge and accessible lower portions of timber cladding shall incorporate continuous galvanised or stainless-steel rodent-resistant backing or closure, no exposed timber end grain, open cavity or unprotected edge shall be accessible at the base or corners
- External fixtures and exposed components shall be galvanised, stainless steel or otherwise corrosion resistant
- All materials shall be durable, weather resistant, readily cleanable and suitable for refuse-storage use

Provide permanent, clearly visible signage to each bin store stating: **KEEP DOORS CLOSED AT ALL TIMES** **KEEP BIN LIDS CLOSED AND WASTE CONTAINED WITHIN BINS**

Signs shall be durable, weather resistant and securely fixed in a prominent position adjacent to the access door/gate

Doors/Gates shall remain closed when the bin store is not in use and shall not be propped open except during refuse collection, cleaning or maintenance

Damaged or missing signage shall be replaced promptly

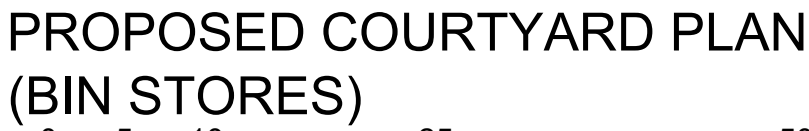
- All doors, gates, tracks, seals, thresholds, mesh, enclosure panels, junctions and vermin-proofing components shall be maintained in good condition
- Any damage affecting the vermin resistance of the enclosure shall be repaired promptly
- Waste shall remain contained within the designated refuse/recycling containers
- Bin stores shall be regularly cleaned and maintained in a hygienic condition

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do not scale:
detailed drawings and larger scale drawings take precedence. Figured dimensions only are to be taken from this drawing.

dimensions:
All building and site dimensions, levels and sewer invert levels at connection points are to be checked and verified on site by the contractor before the commencement of works. All dimensions are to be checked prior to the placement of orders for materials or the fabrication of work and any discrepancy, omission or error is to be reported to the Architect immediately for verification.

specification:
The Contractor is to comply with current Building Legislation, British Standard Specifications, Building Regulations etc. whether or not specifically stated on this drawing. This drawing must be checked against and read in conjunction with any structural or other relevant specialist and design documentation provided.



FULL PLANNING CONSENT No: C9&10

revisions:

client:
Mountley Group

project:
27 - 32 Market Place
Reading

description:
Proposed Enclosed Bin Stores
Details



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drawn:	scale:	
jw	AS	@A1
date:	sheet	of:
Feb 22	-	-

job drwg. no: _____ rev: _____

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